

\$1,349,998 - 330 23549 Twp Road 510, Rural Leduc County

MLS® #E4445614

\$1,349,998

3 Bedroom, 3.50 Bathroom, 3,893 sqft

Rural on 2.40 Acres

Goudreau, Rural Leduc County, AB

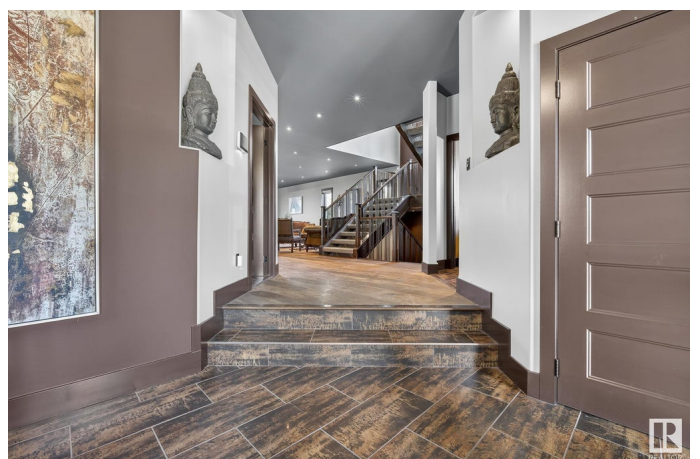
Welcome to Goudreau Estates – this 3,893 sq ft two-storey home sits on a 2.7 acre beautifully landscaped lot just minutes from Beaumont. Surrounded by mature trees & a stunning pond, the yard feels incredibly private. A poured concrete pad is already in place if you’ve been thinking about adding a 30' x 60' shop. The main floor features an open layout w/ a spacious living room & a 2 sided FP that connects to the dining area. The kitchen offers plenty of cabinet space, SS appliances, & a WI pantry. You’ll also find a home office & a 2pc bath on this level. Upstairs, there’s a massive bonus room w/ vaulted ceilings & a bar – perfect for movie nights or entertaining. The primary suite is a standout, complete w/ a FP, spa-style ensuite, & a walk-in closet that connects directly to the laundry room. The fully finished basement includes a large rec room, another bedrm & bath. Just off the main living space, a large sunroom offers a quiet place to unwind. This home is a rare find in Goudreau Estates.

Built in 2013

Essential Information

MLS® # E4445614

Price \$1,349,998



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,893
Acres	2.40
Year Built	2013
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	330 23549 Twp Road 510
Area	Rural Leduc County
Subdivision	Goudreau
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0T1

Amenities

Features	Dog Run-Fenced In, Hot Tub, R.V. Storage, Sunroom
----------	---

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Golf Nearby, Landscaped, Private Setting, Schools
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 3rd, 2025
-------------	----------------

Days on Market 6

Zoning Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 9th, 2025 at 5:47pm MDT